

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: April 1, 2021

SUBJECT: Planning & Zoning Commission meeting—April 6, 2021

The Planning and Zoning Commission will hold a meeting on April 6, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Apr 6, 2021 7:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/680494397>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 680-494-397

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Please note: While public comment will be available for the Public Hearing portion of the meeting, no public comments will be taken during the General Meeting portion of the meeting. While public comments on the application are gladly accepted at the meeting, the Commission strongly encourages the submittal of written letters and e-mails, which will allow the applicant and Commission members to receive your comments in written form ahead of the meeting.

It is expected that a recording of this meeting will be available through Channel 79 within a day or two after the meeting.

This meeting might be broadcast live on TV79. Members of the public may submit written comments for the record by email to Fred Doneit (fdoneit@darlenct.gov) no later than 3pm April 6, 2021.

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, April 6, 2021

7:30 P.M.

via GoToMeeting

PUBLIC HEARING

The Darien Planning & Zoning Commission will hold a hearing on the following bills currently being considered in the State Legislature (SB=Senate Bill; HB=House Bill; H=Housing Committee; PD=Planning & Development Committee). While there are other related bills, comments will be received on the following:

[SB 804](#) – An act concerning inclusion in certain communities (H);

[SB 1024](#) – An act concerning zoning authority, certain design guidelines, qualifications of certain land use officials and certain sewage disposal systems – (*DesegregateCT Platform*) (PD);

[SB 1027](#) – An act concerning accessory dwelling units and zoning regulations (PD);

[SB 1068](#) – An act concerning property taxes and affordable housing (PD);

[HB 5683](#) – An act concerning affordable housing (H);

[HB 6107](#) – An act concerning the reorganization of the zoning enabling act and the promotion of municipal compliance (PD);

[HB 6430](#) – An act concerning housing authority jurisdiction (H);

[HB 6521](#) – An act concerning changes to zoning & affordable housing requirements concerning accessory dwelling units and prohibiting list-back agreements (H);

[HB 6611](#) – An act concerning a needs assessment and other policies regarding affordable housing and development. (PD);

[HB 6613](#) – An act concerning accessory apartments, middle housing and multifamily housing (PD).

The Commission encourages written testimony (letters and/or emails sent to JGinsberg@darienct.gov) since the public hearing will be limited to 1 hour, maximum, with each speaker limited to three minutes maximum.

GENERAL MEETING

Deliberations ONLY on the following:

Proposed Amendments to Darien Zoning Regulations (COZR #4-2020), Business Site Plan Application #128-B, Special Permit Application #314, 7-Eleven, Inc., 306 Boston Post Road.

Proposal to amend Sections 210, 755, 904, and 1056 of the Darien Zoning Regulations relative to Motor Vehicle Service Stations, including gas stations. The intent of the proposed Regulation amendments are to distinguish gas stations from repair shops and to modernize standards to reflect customary, accessory convenience store and food related offerings. The full text of the proposed amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at www.darienct.gov/pzcpendingapplications.

Proposal to raze the existing Duchess Restaurant on the site and to redevelop the site as a 7-Eleven gas station with associated convenience retail and an accessory quick-service restaurant in a new 4,050+/- square foot building; and to perform related site development activities. Twelve self-service fueling positions, with an overhead canopy, would occupy the site. *HEARING CLOSED: 3/16/2021.*

Deliberations will be held only on the proposed zoning regulation amendment requests. Subsequent deliberations on another night will be held on the site plan and special permit aspects of the application. No further public testimony can be accepted.

Amendment of Coastal Site Plan Review #352, Land Filling & Regrading Application #490, Michael Cling, 237 Long Neck Point Road. Request to shift the location of the house in connection with the Commission's previous approval.

FR Darien, LLC – The Commons at Noroton Heights (Business Site Plan Application #296, Special Permit Application #296, Land Filling & Regrading Application #409). Status update and discussion of issues related to phasing and issuances of Certificate of Occupancies (COs).

Request to continue/establish outdoor dining/outdoor activity in 2021 due to COVID at:

- Darien Diner, 275 Boston Post Road
- Joyride and Anna Kaiser Studios, tent off of Corbin Drive
- DCA Thrift Shop, 996 Boston Post Road
- Scout Cabin, 138-140 West Avenue (meeting tent)
- The Goose, 972 Boston Post Road

Deliberations and possible decisions on the following:

Subdivision Application #629, Peter & Catherine Thomas, 130 Leroy Avenue. Proposal to divide the subject 1.20+/- acre property into two (2) separate building lots, respectively 0.613+/- and 0.589+/- acres in size. The existing residence and associated improvements on the lot are to be razed. Though conceptual improvements are shown, development of the newly created building lots is not proposed at this time.

Amendment to Special Permit Application #248-A, Baywater Post Road Associates II, LLC, Parlor Wine & Pizza, 1020 Boston Post Road. Proposal to utilize a portion of the basement area for food preparation and to allow live music within the restaurant.

Amendment to Special Permit Application #202-C / Site Plan, 980 Post Road Associates, LLC, Bodega Taco Bar, 980 Boston Post Road. Proposal to create a new temporary outdoor dining area at the east side of Bodega Restaurant within the Center Street Municipal Parking Lot. This will result in the temporary elimination of seven parking spaces.

Flood Damage Prevention Application #405; Land Filling & Regrading Application #497, Ryan & Diana Plaxsun, 141 Holmes Avenue. Proposal to raise the existing garage slab and elevations around the house to remove it from the flood zone, and to perform related site development activities within a regulated area.

Approval of Minutes

February 23, 2021
March 2, 2021
March 16, 2021
March 23, 2021

Chairman's Report

Any Other Business (requires two-thirds vote of Commission)

NOTE: Next upcoming Meetings—April 20, 2021; April 27, 2021

ADJOURN.